

# FOR SALE

RETAIL - MIXED USE LAND (SPUD-1525)



Hollywood Feed

CVS pharmacy

Walgreens

DOLLAR GENERAL



12323 S Pennslvania Ave.  
Oklahoma City, OK 73170  
± 2.5 Acres / \$1,279,575 (\$11.75/SF)



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# Property Features

This ±2.50-acre site is located in South OKC, and is conveniently adjacent to other major retailers. With a SPUD in place, the site offers the flexibility of C-3 zoning. The lot has been cleared and the seller has also provided the retention pond, streamlining the development process and reducing infrastructure costs. The site is also available for Built-to-Suit opportunities. **\*Boundary lines drawn are approximate**



KW Commercial Elite  
5629 N Clasen Blvd.  
Oklahoma City, OK 73118  
[kwc-ok.com](http://kwc-ok.com)

# 12323 S Pennsylvania Ave. Oklahoma City, OK 73170

- Lot Size:** ± 2.50 Acres
- Zoning:** SPUD - 1525 (C-3)
- Traffic Count:** 9,957 VPD
- Utilities:** At Site - Retention provided
- Frontage:** ±250 ft on S Penn. Ave
- SALES PRICE:** \$1,279,575 (\$11.75/SF)



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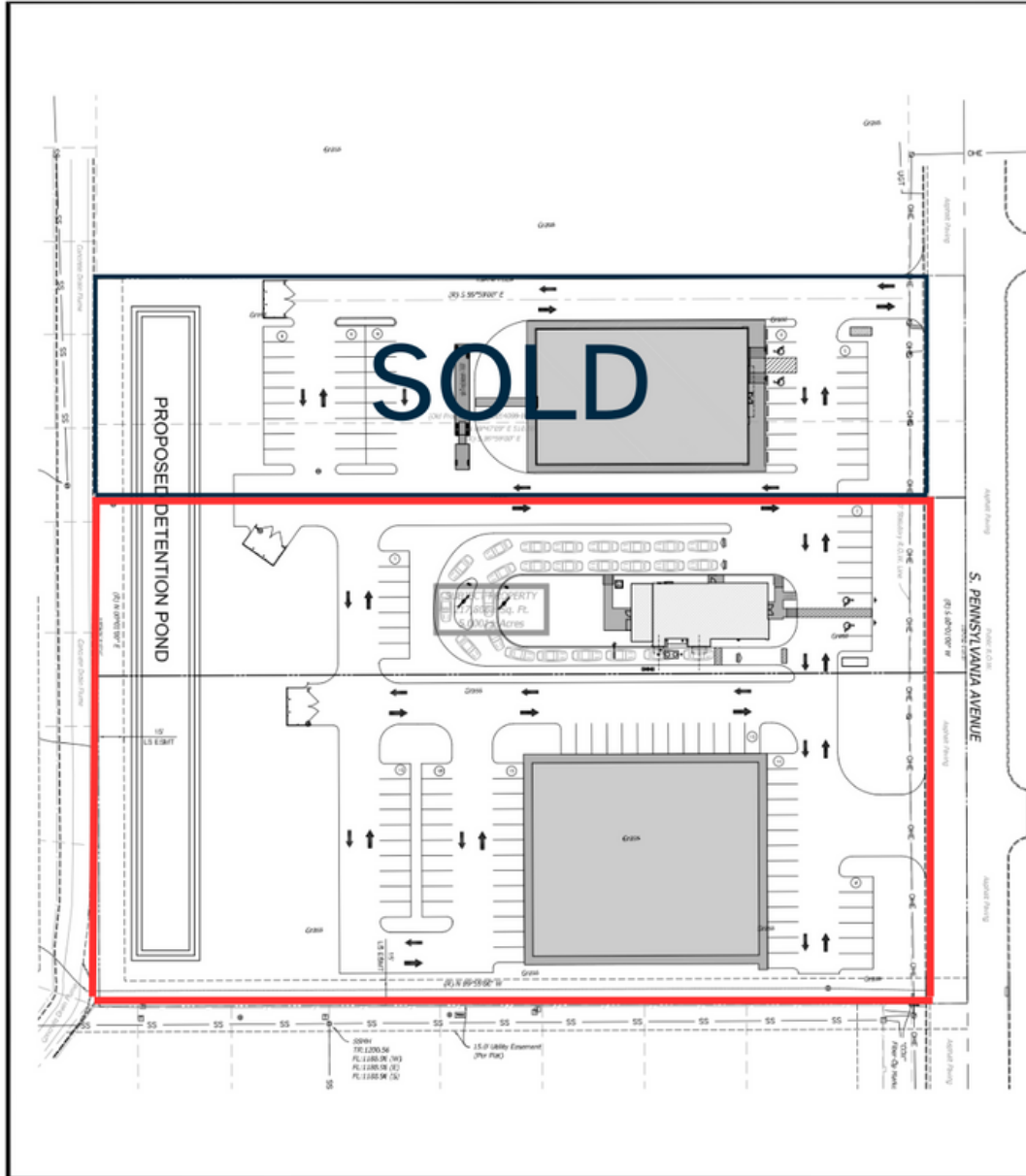
DOLLAR GENERAL



12323 S PENN

ZONING EXHIBIT  
OKLAHOMA CITY, OK

CONCEPT ILLUSTRATION  
DRAWING PREPARED MAY 9TH, 2023



ORIGINAL PAPER SIZE 24X36

